

OFFICE OF THE CLERK,  
HOUSE OF REPRESENTATIVES,  
Washington, DC, March 26, 2021.

Hon. NANCY PELOSI,  
*The Speaker, House of Representatives,*  
Washington, DC.

DEAR MADAM SPEAKER: Pursuant to the permission granted in Clause 2(h) of Rule II of the Rules of the U.S. House of Representatives, the Clerk received the following message from the Secretary of the Senate on March 26, 2021, at 10:15 a.m.:

That the Senate passed with an amendment H.R. 1868.

Appointments:

Senate National Security Working Group for the 117th Congress.

Members of the Commission on Security and Cooperation in Europe (Helsinki) during the 117th Congress.

Advisory Committee on the Records of Congress.

Migratory Bird Conservation Commission.

With best wishes, I am,

Sincerely,

CHERYL L. JOHNSON,  
*Clerk.*

#### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, March 24, 2021.

Hon. NANCY PELOSI,  
*Speaker, House of Representatives,*  
Washington, DC.

DEAR MADAM SPEAKER: On March 24, 2021, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider twelve resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFazio,  
*Chair.*

Enclosures.

#### COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE, SAN JOSE, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 69,000 rentable square feet of space for the Internal Revenue Service located at 55 S. Market Street in San Jose, CA, at a proposed total annual cost of \$4,105,500 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 174 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 174 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives

prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
SAN JOSE, CA**

Prospectus Number: PCA-01-SJ20  
Congressional District: CA17, 18, and 19

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**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 69,000 rentable square feet (RSF) for the Internal Revenue Service (IRS). IRS is currently housed at 55 S. Market Street in San Jose, CA, under two leases that expire on March 19, 2023, and October 6, 2021.

The lease will provide continued housing for IRS and will improve the office and overall space utilization rate from 153 to 61 and 303 to 174 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Internal Revenue Service
Current RSF:	114,838 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	69,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	45,838 (Reduction)
Current USF/Person:	303
Estimated/Proposed USF/Person:	174
Expiration Dates of Current Lease(s):	03/19/2023; 10/6/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	From the intersection of I-280 and San Tomas Expressway, north along San Tomas Expressway and continuing east along Montague Expressway to I-880, south along I-880 and continuing south along Highway 101 to I-280, west along I-280 to the point of beginning at the intersection of I-280 and San Tomas Expressway.
Number of Official Parking Spaces:	25
Scoring:	Operating
Current Total Annual Cost:	\$3,482,728 (leases effective 04/14/2011; 10/7/2011)
Estimated Rental Rate <sup>2</sup> :	\$59.50 / RSF

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<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
SAN JOSE, CA**

Prospectus Number: PCA-01-SJ20  
Congressional District: CA17, 18, and 19

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Estimated Total Annual Cost <sup>3</sup> :	\$4,105,500
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**Background**

The IRS mission is to provide America's taxpayers top quality service by helping them understand and meet their tax responsibilities and by applying the tax law with integrity and fairness to all.

**Justification**

This IRS field office fulfills a critical need to support the agency's mission and operational needs for the greater San Jose area. The field office executes reviews and audits of tax returns, appeal resolution, and other necessary compliance and enforcement activities.

The current leases at 55 South Market Street in San Jose, CA, expire on March 19, 2023, and October 6, 2021. IRS requires continued housing to carry out its essential mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

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<sup>2</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
SAN JOSE, CA**

Prospectus Number: PCA-01-SJ20  
Congressional District: CA17, 18, and 19

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**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 5/27/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

October 26, 2018

**Housing Plan  
Department of the Treasury  
Internal Revenue Service**

PCA-01-SJ20  
San Jose, CA

H1630

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
55 S. Market Street, San Jose, CA	329	329	64,580	7,712	27,504	99,796						
Estimated/Proposed Lease							329	329	25,654	8,845	22,633	57,132
<b>Total</b>	<b>329</b>	<b>329</b>	<b>64,580</b>	<b>7,712</b>	<b>27,504</b>	<b>99,796</b>	<b>329</b>	<b>329</b>	<b>25,654</b>	<b>8,845</b>	<b>22,633</b>	<b>57,132</b>

Office Utilization Rate (UR) <sup>4</sup>		
	Current	Proposed
Rate	153	61

UR = average amount of office space per person  
Current UR excludes 14,208 usf of office support space.  
Proposed UR excludes 5,643 usf of office support space.

Overall UR <sup>5</sup>		
	Current	Proposed
Rate	303	174

R/U Factor <sup>6</sup>			
	Total USF	RSF/USF	Max RSF
Current	99,796	1.15	114,838
Estimated/Proposed	57,132	1.20	69,000

Special Space <sup>6</sup>	USF
ADP/IT/Communications	4,741
Conference/Training	7,565
Kitchen/Breakroom	1,044
Physical Fitness	3,837
Laboratory-Dry	974
Library	835
Public Facing Space	1,272
Secure Space	2,365
<b>Total</b>	<b>22,633</b>

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

CONGRESSIONAL RECORD — HOUSE

March 26, 2021

## COMMITTEE RESOLUTION

LEASE—SOCIAL SECURITY ADMINISTRATION  
NATIONAL CAPITAL REGION

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. 3307, appropriations are authorized for a lease of up to 225,000 rentable square feet of space, including 24 official parking spaces, for the Social Security Administration currently located at 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC, at a proposed total annual cost of \$11,250,000, \$7,875,000, or \$8,775,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 148 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in

an overall utilization rate of 148 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21  
Congressional District: MD 3, 4, 5, 6, 8  
VA 8, 10, 11  
DC

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 225,000 rentable square feet (RSF) for the Social Security Administration (SSA), currently located at: 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC. SSA has occupied space in the buildings since 2009, 2010, and 2019, respectively, under leases that expire on September 30, 2024, October 24, 2024, and January 22, 2029, respectively.

The proposed lease will provide continued housing for SSA and will significantly improve the agency’s office and overall space utilization rates from 184 to 90 and 295 to 148 usable square feet (USF) per person, respectively.

**Description**

Occupant:	SSA
Current RSF:	429,849 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF <sup>1</sup> :	225,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	204, 849 RSF Reduction
Current USF/Person:	295
Estimated/Proposed USF/Person:	148
Expiration Dates of Current Lease(s):	09/30/2024; 10/24/2024; 01/22/2029
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Suburban Maryland, Northern Virginia, District of Columbia
Number of Official Parking Spaces:	24
Scoring:	Operating
Current Total Annual Cost:	\$13,219,967 (leases effective 10/01/2009; 08/26/2010; 12/23/2019)
Estimated Rental Rate for DC <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost:	\$11,250,000

<sup>1</sup> The RSF/USF at the current locations is approximately 1.20; to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2024 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21  
Congressional District: MD 3, 4, 5, 6, 8  
VA 8, 10, 11  
DC

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Estimated Rental Rate for MD:	\$35.00 / RSF
Estimated Total Annual Cost:	\$7,875,000
Estimated Rental Rate for VA:	\$39.00 / RSF
Estimated Total Annual Cost:	\$8,775,000

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for SSA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The mission of SSA is to deliver quality social security services to the public through the three programs it administers under the Social Security Act: the Old-Age and Survivors Insurance program, the Disability Insurance program, and the Supplemental Security Income program. SSA's Office of Hearing Operations (OHO) and Office of Analytics, Review, and Oversight (OARO) are two components responsible for holding hearings, issuing decisions, and reviewing appeals as part of SSA's process for determining whether a person may receive benefits. The Office of Retirement and Disability Policy (ORDP) is responsible for all major activities in the areas of strategic and program policy planning, policy research and evaluation, statistical programs, and overall policy development, analysis, and implementation.

OHO is one of the largest administrative adjudication systems in the world and directs a nationwide field organization of administrative law judges (ALJ) who conduct impartial hearings and make decisions on appealed determinations involving retirement, survivors, disability, and supplemental security income benefits. OARO reviews ALJ decisions on appeal by claimants, or on its own motion, and processes cases appealed to Federal court. The OARO Office of Appellate Operations serves through the Appeals Council as the final level of administrative review for claimants appealing ALJ denials and dismissals of claims. The Office of Appellate Operations also collects and analyzes nationwide data on policy compliance of adjudicators and performance of the adjudication process. ORDP directs and manages the planning, development, issuance, and evaluation of operational policies, standards, and instructions for the Retirement and Survivors Insurance, Disability Insurance, Supplemental Security Income (SSI) program, and other SSA programs.



GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
NATIONAL CAPITAL REGION**

Prospectus Number: PVA-01-WA21  
Congressional District: MD 3, 4, 5, 6, 8  
VA 8, 10, 11  
DC

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**Justification**

SSA is currently housed at 5107 Leesburg Pike, Falls Church, VA; 2121 Crystal City Drive, Arlington, VA; and 250 E. Street SW, Washington, DC, in leases that expire on September 30, 2024, October 24, 2024, and January 22, 2029, respectively. SSA requires continued housing to carry out its mission. Combining these components into one location will allow SSA to take advantage of economies of scale and shared common space, and significantly reduces the overall footprint and rent of the agency.

Co-location of SSA entities into a single location allows for synergy of mission and captures economies of scale. The proposed requirement incorporates SSA's new housing space standards in addition to resource sharing, yielding a 48-percent reduction in the amount of total space and a 50-percent improvement in overall utilization rate. Depending on the location, SSA's estimated rental expenses will be reduced by up to \$5.3 million annually.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
NATIONAL CAPITAL REGION**


Prospectus Number: PVA-01-WA21  
Congressional District: MD 3, 4, 5, 6, 8  
VA 8, 10, 11  
DC

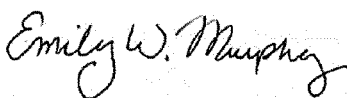
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 8/25/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—INTERNAL REVENUE SERVICE,  
COVINGTON, KY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 413,446 rentable square feet of space, including 7 official parking spaces, for the Internal Revenue Service currently located in Gateway Center at 333 Scott Street and in Gateway Center West at 3rd and Madison Avenue in Covington, KY, at a proposed total annual cost of \$9,864,821 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 162 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 162 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
COVINGTON, KY**

Prospectus Number: PKY-01-CO21  
Congressional District: 4

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 413,446 rentable square feet (RSF) for the Internal Revenue Service (IRS), currently located in Gateway Center at 333 Scott Street and in Gateway Center West at 3rd and Madison Avenue in Covington, KY, under a lease that expires on July 31, 2024.

The lease will provide continued housing for the IRS and will maintain the office and overall utilization rates at 115 and 162 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Internal Revenue Service
Current RSF:	413,446 (Current RSF/USF = 1.14)
Estimated/Proposed Maximum RSF:	413,446 (Proposed RSF/USF = 1.14)
Expansion/Reduction RSF:	None
Current USF/Person:	162
Estimated/Proposed USF/Person:	162
Expiration Dates of Current Lease(s):	7/31/2024
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Central Business District of the City of Covington, defined as: North – Ohio River South – Martin Luther King, Jr. Blvd. East– Scott Blvd. West – Railroad tracks
Number of Official Parking Spaces:	7
Scoring:	Operating
Current Total Annual Cost:	\$9,185,498 (lease effective 8/1/2014)
Estimated Rental Rate <sup>1</sup> :	\$23.86 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$9,864,821

<sup>1</sup> This estimate is for fiscal year 2024 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
COVINGTON, KY**

Prospectus Number: PKY-01-CO21  
Congressional District: 4

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**Background**

The IRS's mission is to provide America's taxpayers top quality service by helping them understand and meet their tax responsibilities and by applying the tax law with integrity and fairness to all. Based on the tax laws passed by Congress, the IRS's role is to help the large majority of compliant taxpayers with the tax law, while ensuring that the minority who are unwilling to comply do pay their fair share.

The Gateway Center leased buildings primarily house IRS's Accounts Management Group as well as a large call site operation. Originally, these buildings functioned as support to the federally owned IRS Service Center located at 200 W. 4th Street. In September 2016, IRS decided to downsize their agency footprint by ramping down operations in various cities, including the federally owned Covington Service Center facility. IRS vacated the Service Center facility at the end of December 2019. The remaining operations from this facility were absorbed into their space within the Gateway Center and Gateway Center West leased buildings as well as their IRS Annex lease located at 7940 Kentucky Drive in Florence, KY.

**Justification**

Due to the existing level of adequate available space, dock facilities, parking, and advantageous proximity to major highways and interstates, as well as the anticipated high cost to relocate security, modernization and information technology services, furniture and equipment, and a large quantity of files and documents, GSA will consider whether IRS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations in the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for IRS to accomplish its mission.

The current lease located in Gateway Center at 333 Scott Street and in Gateway Center West at 3rd and Madison Avenue in Covington, expires on July 31, 2024. IRS requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSAPBS

**PROSPECTUS – LEASE  
INTERNAL REVENUE SERVICE  
COVINGTON, KY**

Prospectus Number: PKY-01-CO21  
Congressional District: 4

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.


**Interim Leasing**

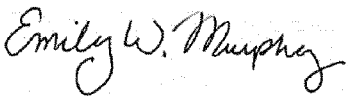
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 8/25/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

December 2019

**Housing Plan  
Internal Revenue Service**

**PKY-01-CO21  
Covington, KY**

H1640

CONGRESSIONAL RECORD — HOUSE

March 26, 2021

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
Gateway Center, 333 Scott St, Covington, KY	1,491	1,491	207,601	1,105	33,503	242,209						
Gateway Center West, 3rd & Madison Ave, Covington, KY	733	733	119,099			119,099						
Estimated/Proposed Lease							2,224	2,224	326,700	1,105	33,503	361,308
<b>Total</b>	<b>2,224</b>	<b>2,224</b>	<b>326,700</b>	<b>1,105</b>	<b>33,503</b>	<b>361,308</b>	<b>2,224</b>	<b>2,224</b>	<b>326,700</b>	<b>1,105</b>	<b>33,503</b>	<b>361,308</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	115	115

UR = average amount of office space per person

Current UR excludes 71,874 usf of office support space

Proposed UR excludes 71,874 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	162	162

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	361,308	1.14	413,446
Estimated/Proposed	361,308	1.14	413,446

Special Space <sup>6</sup>	USF
ADP Space	750
Conference/Training	18,971
Food Service	6,000
Health Units	1,975
Warehouse	5,432
Security Reception	375
<b>Total</b>	<b>33,503</b>

NOTES:<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, OAHU, HI

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 66,000 net usable square feet of space, including 528 official parking spaces, for the U.S. Department of Veterans Affairs currently located at the Tripler Army Medical Center in Oahu, HI, at a proposed total unserviced annual cost of \$5,931,083 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution. This resolution amends the authorization of the Committee on February 28, 2017, of Prospectus No. PHI-01-VA17.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the de-

lineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a pub-

licly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.



GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
OAHU, HI**

Prospectus Number: PHI-01-VA21  
Congressional District: 1,2

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**Executive Summary**

The U.S. General Services Administration (GSA) proposes to amend prospectus PHI-01-VA17, which proposed a lease of up to 66,000 net usable square feet (NUSF) for an outpatient clinic lease for the U.S. Department of Veterans Affairs (VA), in Oahu, HI.

The Senate Committee on Environment and Public Works and the House Committee on Transportation and Infrastructure approved the original prospectus on November 29, 2017, and February 29, 2017. This amended prospectus seeks authority to lease the previously approved space at a higher rental rate for a shorter period of time. The lease will enable the VA Pacific Island Health Care System to more efficiently provide services to veterans located on the island.

**Description**

Occupant:	Veterans Affairs
Current NUSF:	8,721 <sup>1</sup>
Estimated Maximum NUSF:	66,000
Expansion/Reduction NUSF:	57,279 (expansion)
Estimated Maximum Rentable SF:	89,100
Expiration Dates of Current Lease(s):	2,292 NUSF – 12/31/2021 6,429 NUSF – 7/31/2022
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	<u>North:</u> From the intersection of Kalaeloa Boulevard and Farrington Highway, proceed east on Farrington Highway until its intersection with Interstate H1. Proceed northeast on H1 until its intersection with Fort Weaver Road/Route 76. <u>East:</u> From the intersection of H1 and Fort Weaver Road, proceed south on Fort Weaver Road until its intersection with Geiger Road. <u>South:</u> From the intersection of Fort Weaver Road and Geiger Road, proceed west on Geiger Road. Continue west on

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<sup>1</sup> 8,721 NUSF derives from two existing leases in Honolulu, HI, that will be consolidated and expanded by way of this new lease requirement. These leases are 1) VA Leeward Community Based Outpatient Clinic (Ewa Beach) at 6,429 NUSF; and 2) Western Oahu Vet Center (Kapolei) at 2,292 NUSF.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
OAHU, HI**

Prospectus Number: PHI-01-VA21  
Congressional District: 1,2

Geiger Road as it turns into Roosevelt Avenue. At the intersection of Roosevelt Avenue and Enterprise Street, proceed south on Enterprise Street until its intersection with Saratoga Avenue. Proceed west on Saratoga Avenue until its intersection with Hornet Street. Proceed south on Hornet Street and continue as it turns into Boxer Road. At the intersection of Boxer Road and Midway Street, proceed west on Midway Street. Continue west on Midway Street as it turns into Mumba Street. At the intersection of Mumba Street and Saratoga street, proceed southwest on Saratoga Street. At the intersection of Saratoga Street West: From the intersection of Malakole Street and Kalaeloa Boulevard, proceed north on Kalaeloa Boulevard until its intersection with Farrington Highway.

Number of Official Parking Spaces:	528
Scoring:	Operating Lease
Current Total Annual Rent:	\$445,811.48
Current Total Unserved Annual Rent:	\$383,790
Estimated Unserved Rental Rate <sup>2</sup> :	\$89.86 per NUSF
Estimated Total Unserved Annual Rent <sup>3</sup> :	\$5,931,083

**Justification**

Located at the Tripler Army Medical Center, the current VA-operated Spark M. Matsunaga Medical Center is an oversubscribed multi-specialty clinic that treats over 25,000 veterans annually. It is inconveniently located with regard to the Ewa Plain/Leeward, central, and north shore areas of Oahu. The proposed lease addresses the

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserved and excludes all operating expenses, real estate taxes, insurance, and management and maintenance reserve costs, whether paid by the lessor or directly by the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
OAHU, HI**

Prospectus Number: PHI-01-VA21  
Congressional District: 1,2

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need to provide ongoing primary, mental health, and specialty care services to veterans residing in those areas.

The proposed lease will address utilization and space gaps at the current facility and will support major VA initiatives identified by the VA Secretary including: improve veterans' mental health, experience, and access to health care; enable 21<sup>st</sup> century benefits; and establish strong VA management infrastructure and integrated operating model and health informatics.

By consolidating the existing Veterans Health Administration clinic, Veterans Benefits Administration regional office, and VA Veterans Center in the Ewa Plain of Oahu, the proposed lease enables the VA Pacific Island Health Care System (VAPIHCS) to more efficiently provide services to veterans located on the island. In addition, the new facility will decompress the VA Spark M. Matsunaga Medical Center and provide space for interdisciplinary team delivery, integration of services into the treatment plan, and optimization of health and wellness.

Providing service in this region improves access to care for veterans by reducing wait and drive times, and enables VA to meet all current and projected demand for services. Additionally, the proposed lease will educate and empower minority and woman veterans through effective outreach, education, and monitoring of the provision of VA benefits and services. The Ewa Plain/Leeward, central, and north shore areas of Oahu contain many minority and woman veterans that will be served through specified and tailored programs that bring awareness to the entitlement of benefits and conduct targeted outreach programs.

This project was initially approved as part of VA's 2014 budget request and was subsequently authorized by the House Committee on Transportation and Infrastructure and the Senate Committee on the Environment and Public Works in 2017. After completing requirements development and market analysis, VA's attempts at procurement were unsuccessful as all offers were above the approved maximum rental rate. Approval of this amended prospectus would allow VA to award a lease under an active solicitation.

**Summary of Energy Compliance**

Energy efficiency requirements will be incorporated into any proposed contract and other documents related to the procurement of space based on the approved prospectus. Offerors are encouraged to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS – LEASE**  
**U.S. DEPARTMENT OF VETERANS AFFAIRS**  
**OAHU, HI**

Prospectus Number: PHI-01-VA21  
Congressional District: 1,2

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

**Interim Leasing**

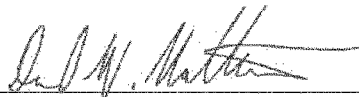
The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

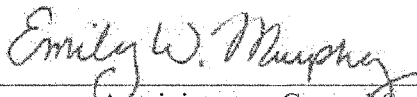
Submitted at Washington, DC, on 10/2/2020

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—NATIONAL PARK SERVICE DENVER  
METROPOLITAN AREA, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 179,000 rentable square feet of space, including 13 official parking spaces, for the National Park Service currently located at 12795 Alameda Parkway in Lakewood, CO, and 7333 W Jefferson Avenue in Lakewood, CO, at a proposed total annual cost of \$7,634,350 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 182 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 182 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL PARK SERVICE  
DENVER METROPOLITAN AREA, CO**

Prospectus Number: PCO-01-DM21  
Congressional District: 1,4,6,7

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 179,000 rentable square feet (RSF) for the National Park Service (NPS), currently located at 12795 Alameda Parkway in Lakewood, CO, and 7333 W Jefferson Avenue in Lakewood, CO.

The lease will provide continued housing for NPS and will improve the office and overall space utilization rates from 103 to 83 and 228 to 182 usable square feet (USF) per person, respectively.

**Description**

Occupant:	National Park Service
Current RSF:	207,698 (Current RSF/USF = 1.10)
Estimated/Proposed Maximum RSF <sup>1</sup> :	179,000 (Proposed RSF/USF = 1.16)
Expansion/Reduction RSF:	28,698 RSF Reduction
Current USF/Person:	228
Estimated/Proposed USF/Person:	182
Expiration Dates of Current Lease(s):	09/30/2024, 09/15/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Beginning where CO Hwy. 470 crosses U.S. Hwy. 6 (west of Denver) North West on Hwy. 6 to Hwy. 58 East on CO Hwy. 58 to I-70 East on I-70 to CO Hwy. 2 (Colorado Blvd.) South on Hwy. 2 to CO Hwy. 83 (Leetsdale Dr.) South East on Hwy. 83 to Lincoln Ave West on Lincoln Ave. to I-25 North on I-25 to CO Hwy. 470 West on Hwy. 470 to US Hwy. 6 (the starting point)
Number of Official Parking Spaces:	13
Scoring:	Operating

<sup>1</sup> The RSF/USF at the current location is approximately 1.10; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL PARK SERVICE  
DENVER METROPOLITAN AREA, CO**

Prospectus Number: PCO-01-DM21  
Congressional District: 1,4,6,7

Current Total Annual Cost:	\$5,316,498 (lease effective 10/15/2017, 10/01/2019)
Estimated Rental Rate <sup>2</sup> :	\$42.65 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$7,634,350

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the NPS, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The NPS mission is to preserve unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. NPS cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

**Justification**

NPS requires continued housing in Lakewood, CO, to carry out its mission. The lease will house three primary divisions:

Intermountain Region (IMR): IMR oversees documentation of structures and sites recorded in Arizona, Colorado, Montana, New Mexico, Oklahoma, Texas, Utah, and Wyoming.

Washington Support Office (WASO): The NPS national headquarters and support centers are collectively called the Washington Support Office (WASO). Employees at WASO provide services to the regional office, park units, program areas, and NPS partners, as well as coordinate with other agencies and bureaus in the Department of the Interior. WASO supports the NPS mission at the national level by providing

<sup>2</sup> This estimate is for fiscal year 2024 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL PARK SERVICE  
DENVER METROPOLITAN AREA, CO**

Prospectus Number: PCO-01-DM21  
Congressional District: 1,4,6,7

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leadership and advocacy, policy and regulatory formulation and direction, program guidance, budget formulation, legislative support, and accountability for programs and activities managed by the field and key program offices. It manages service-wide programs that can most effectively be carried out from a central location.

Denver Service Center (DSC): DSC is the central planning, design, and construction management project office for NPS. DSC provides park and community planning, design and construction project management, transportation planning, contracting services, and technical information management for the parks and regions in the national park system.

The proposed lease will ensure continuity of operations for NPS while consolidating two separate leases and reducing the space requirement by approximately 29,000 RSF. NPS is currently housed at 12795 Alameda Parkway in Lakewood, CO, and 7333 W Jefferson Avenue in Lakewood, CO, in leases that expire September 30, 2024, and September 15, 2022.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.



GSA

PBS

**PROSPECTUS – LEASE  
NATIONAL PARK SERVICE  
DENVER METROPOLITAN AREA, CO**

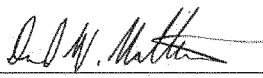
Prospectus Number: PCO-01-DM21  
Congressional District: 1,4,6,7

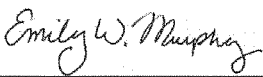
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/6/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

November 2019

**Housing Plan  
National Park Service**

**PCO-01-DM21  
Denver Metropolitan Area, CO**

March 26, 2021

CONGRESSIONAL RECORD — HOUSE

H1651

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
12795 Alameda Parkway	698	698	82,125	3,568	67,822	153,515						
7333 W Jefferson Avenue, Lakewood	132	132	27,890	892	6,865	35,647						
Estimated/Proposed Lease							851	851	91,070	778	63,124	154,972
<b>Total</b>	<b>830</b>	<b>830</b>	<b>110,015</b>	<b>4,460</b>	<b>74,687</b>	<b>189,162</b>	<b>851</b>	<b>851</b>	<b>91,070</b>	<b>778</b>	<b>63,124</b>	<b>154,972</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	103	83

UR = average amount of office space per person

Current UR excludes 24,203 usf of office support space

Proposed UR excludes 20,035 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	228	182

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	189,162	1.10	207,698
Estimated/Proposed	154,972	1.16	179,000

## NOTES:

<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP Space	1,028
Conference/Training	32,458
Copy Center	5,005
Food Service	2,360
Health Units	445
High Density File Rooms	5,457
Loading Docks	4,575
Locker Rooms	456
Library	3,128
Reception and Security	935
Temperature Controlled Room	5,563
Vault	285
Document Processing Workroom	1,430
<b>Total</b>	<b>63,124</b>

## COMMITTEE RESOLUTION

LEASE—SECURITIES EXCHANGE COMMISSION,  
SAN FRANCISCO, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 44,000 rentable square feet of space for the Securities and Exchange Commission currently located at 44 Montgomery Street in San Francisco, CA, at a proposed total annual cost of \$3,845,600 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 240 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 240 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the

foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
SECURITIES AND EXCHANGE COMMISSION  
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF21  
Congressional District: 12

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 44,000 rentable square feet (RSF) for the U.S. Securities and Exchange Commission (SEC), currently located at 44 Montgomery Street in San Francisco, CA. SEC has occupied space in the building since February 2012 under a delegated lease that expires on January 31, 2022.

The lease will provide continued housing for the agency and will improve their office and overall space utilization rates from 223 and 402 to 146 and 240 usable square feet (USF) per person, respectively.

**Description**

Occupant:	SEC
Current RSF:	62,793 (Current RSF/USF = 1.11)
Estimated/Proposed Maximum RSF <sup>1</sup> :	45,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	17,793 RSF Reduction
Current USF/Person:	402
Estimated/Proposed USF/Person:	240
Expiration Dates of Current Lease(s):	1/31/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Financial District of San Francisco bounded by: Broadway Street (North), Davis St.- Jackson St. - Drumm St.- Main St.(East), Mission Street (South), and 3 <sup>rd</sup> St. - Market St. - Grant Ave. (West)
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$3,096,867 (lease effective 02/01/2012)
Estimated Rental Rate <sup>2</sup> :	\$87.40/RSF
Estimated Total Annual Cost <sup>3</sup> :	\$3,845,600

<sup>1</sup> The RSF/USF at the current location is approximately 1.11; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2% percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
SECURITIES AND EXCHANGE COMMISSION  
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF21  
Congressional District: 12

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**Background**

Nationwide, SEC's mission is to protect investors, maintain fair, orderly, and efficient markets, and facilitate capital formation. SEC oversees key participants in the securities world, including securities exchanges, securities brokers and dealers, investment advisors, and mutual funds. The agency's primary concern is promoting the disclosure of important market-related information, maintaining fair dealing, and protecting against fraud. Crucial to SEC's effectiveness in each of these areas is its enforcement authority. Each year SEC brings hundreds of civil enforcement actions against individuals and companies for violation of the securities laws. Typical infractions include insider trading, accounting fraud, and providing false or misleading information about securities and the companies that issue them.

SEC oversees and regulates the U.S. securities markets; SEC also works closely with many other institutions, including Congress, other Federal departments and agencies, the self-regulatory organizations (e.g. the stock exchanges), State securities regulators, and various private-sector organizations. SEC has approximately 4,600 staff located in Washington, DC, and in 11 regional offices throughout the country.

The San Francisco Regional Office (SFRO) has jurisdiction in Washington, Oregon, Alaska, Montana, Idaho, and Northern California. The SFRO staff includes accountants, attorneys, examiners, paralegals, and other professionals who are responsible for the regulation, examination, enforcement, and oversight of the securities industry, securities markets, and the financial services industry.

**Justification**

SEC is currently housed at 44 Montgomery Street in San Francisco, CA, in a delegated lease that expires January 31, 2022. SEC requires continued housing to carry out its mission and needs to be located in the Financial District of San Francisco as the agency interacts with the investing public, other financial services regulators, self-regulatory organizations (SRO), and other professionals.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS – LEASE  
SECURITIES AND EXCHANGE COMMISSION  
SAN FRANCISCO, CA**

Prospectus Number: PCA-01-SF21  
Congressional District: 12

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

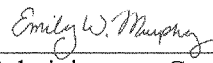
The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/6/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

January 2020

**Housing Plan  
Securities and Exchange Commission**

**PCA-01-SF21  
San Francisco, CA**

H1656

CONGRESSIONAL RECORD — HOUSE

March 26, 2021

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>3</sup>	Special <sup>4</sup>	Total
44 Montgomery Street, San Francisco, CA	141	141	40,242	2,209	14,227	56,678						
Estimated/Proposed Lease							152	152	28,518	1,520	6,442	36,480
<b>Total</b>	<b>141</b>	<b>141</b>	<b>40,242</b>	<b>2,209</b>	<b>14,227</b>	<b>56,678</b>	<b>152</b>	<b>152</b>	<b>28,518</b>	<b>1,520</b>	<b>6,442</b>	<b>36,480</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	223	146

UR = average amount of office space per person

Current UR excludes 8,853 usf of office support space

Proposed UR excludes 6,274 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	402	240

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	56,678	1.11	62,793
Estimated/Proposed	36,480	1.20	44,000

Special Space <sup>5</sup>	USF
ADP Space	760
Conference/Training	3,182
Copy Room	200
Food Service/Break Room	300
Health Units	100
Hearing Rooms	1,650
Mail Room	250
<b>Total</b>	<b>6,442</b>

**NOTES:**<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 331,000 rentable square feet of space, including 20 official parking spaces, for the Department of Justice, Antitrust and Civil Divisions currently located at Liberty Square, 450 Fifth St. NW, Washington, DC, at a proposed total annual cost of \$16,550,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 220 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 220 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA21

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 331,000 rentable square feet (RSF) for the Department of Justice (DOJ), Antitrust and Civil Divisions, currently located at Liberty Square, 450 Fifth St. NW, Washington, DC. DOJ has occupied space at this location since November 8, 2007, under a lease that expires on January 11, 2023.

The new lease will provide continued housing for DOJ and will improve the office and overall space utilization rate from 211 to 132 and 359 to 220 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DOJ
Current RSF:	477,473 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	331,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	146,473 RSF reduction
Current USF/Person:	359
Estimated/Proposed USF/Person:	220
Expiration Dates of Current Lease(s):	1/11/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces <sup>2</sup> :	20
Scoring:	Operating
Current Total Annual Cost:	\$21,532,873
Estimated Rental Rate <sup>3</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$16,550,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>3</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA21

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for DOJ, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The mission of DOJ is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide Federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Both the Antitrust Division and the Civil Division report to the Associate Attorney General. The mission of the Antitrust Division is to promote economic competition through enforcing and providing guidance on antitrust laws and principles. The DOJ Civil Division represents the United States, its departments and agencies, Members of Congress, Cabinet Officers, and other Federal employees in any civil or criminal matter within its scope of responsibility. The Civil Division's responsibilities include ensuring the Federal Government speaks with one voice in its view of the law; preserving the intent of Congress; advancing the credibility of the Government before the courts; and protecting the public fisc (i.e., the U.S. Treasury).

**Justification**

DOJ's Antitrust Division and Civil Division are currently housed at 450 Fifth St. NW in a lease that expires January 11, 2023. These DOJ components require continued housing to carry out their missions.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
WASHINGTON, DC**

Prospectus Number: PDC-05-WA21

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.


**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/15/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

**Housing Plan  
Department of Justice**

**PDC-05-WA21  
Washington, DC**

March 26, 2021

CONGRESSIONAL RECORD — HOUSE

H1661

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
Liberty Sq - 450 5th St NW	1,156	1,156	312,469	31,335	71,310	415,114						
Estimated/Proposed Lease							1,255	1,255	211,895		63,908	275,803
<b>Total</b>	<b>1,156</b>	<b>1,156</b>	<b>312,469</b>	<b>31,335</b>	<b>71,310</b>	<b>415,114</b>	<b>1,255</b>	<b>1,255</b>	<b>211,895</b>		<b>63,908</b>	<b>275,803</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	211	132

UR = average amount of office space per person  
 Current UR excludes 68,743 usf of office support space  
 Proposed UR excludes 46,617 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	359	220

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	415,114	1.15	477,473
Estimated/Proposed	275,803	1.20	331,000

Special Space <sup>6</sup>	USF
Kitchenette	2,275
Conference/Training	28,548
Copy Center	2,080
Mail Room	260
Tech Room	325
HD Files	14,300
Library	9,100
Secure Storage	6,760
Locker Room	260
<b>Total</b>	<b>63,908</b>

**NOTES:**

<sup>1</sup>USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup>Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup>USF/Person = housing plan total USF divided by total personnel

<sup>4</sup>R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup>Storage excludes warehouse, which is part of Special Space.

<sup>6</sup>Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—UNITED STATES ATTORNEY'S OFFICE,  
NEW YORK, NY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 72,258 rentable square feet of space for the United States Attorney's Office for the Southern District of New York currently located at 86 Chambers Street in New York, NY, at a proposed total annual cost of \$5,034,215 for a lease term of up to 5 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 368 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 368 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES ATTORNEY’S OFFICE  
NEW YORK, NY**

Prospectus Number: PNY-02-NY21  
Congressional District: 10

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 72,258 rentable square feet (RSF) for the United States Attorney’s Office (USAO) for the Southern District of New York, currently located at 86 Chambers Street in New York, NY. USAO has occupied space in the building since 2014 under a lease that expires on December 31, 2023.

Extension of the current lease will allow GSA to provide the USAO for the Southern District of New York with continued housing for current personnel and meet its current mission requirements. USAO will maintain the office and overall utilization rates at 127 and 368 usable square feet (USF) per person, respectively.

**Description**

Occupant:	USAO
Current RSF:	72,258 (Current RSF/USF = 1.47)
Estimated/Proposed Maximum RSF:	72,258 (Proposed RSF/USF = 1.47)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	368
Estimated/Proposed USF/Person:	368
Expiration Dates of Current Lease(s):	12/31/2023
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: Chambers Street East: Pearl Street South: State Street to Battery Place. West: Greenwich Street
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$ 3,209,016 (lease effective 01/01/2014)
Estimated Rental Rate <sup>1</sup> :	\$ 69.67 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$ 5,034,215

<sup>1</sup> This estimate is for fiscal year 2024 and may be escalated by 2 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES ATTORNEY’S OFFICE  
NEW YORK, NY**

Prospectus Number: PNY-02-NY21  
Congressional District: 10

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**Background**

The U.S. Attorneys serve as the Nation's principal litigators under the direction of the Attorney General. There are 93 U.S. Attorneys stationed throughout the United States, Puerto Rico, the Virgin Islands, Guam, and the Northern Mariana Islands. U.S. Attorneys are appointed by, and serve at the discretion of, the President of the United States, with the advice and consent of the United States Senate. U.S. Attorneys conduct most of the trial work in which the United States is a party. They have three statutory responsibilities under title 28, section 547 of the United States Code:

- the prosecution of criminal cases brought by the Federal Government;
- the prosecution and defense of civil cases in which the United States is a party;  
and
- the collection of debts owed the Federal Government that are administratively uncollectible.

Each office deals with every category of cases and handles a mixture of simple and complex litigation, and each U.S. Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

This location houses the offices of the Civil Division of the Southern District of New York. The District prosecutes cases involving violations of Federal laws and represents the interests of the United States Government and its agencies in criminal and civil matters. The District also investigates and prosecutes a broad array of criminal conduct of every conceivable magnitude, including terrorism, white collar and cybercrime, mortgage fraud, public corruption, gang violence, organized crime, international narcotics trafficking and civil rights violations. Similarly, the Office litigates among the most complex and significant civil cases the Department of Justice handles—from large affirmative civil fraud cases to cases in the environmental, health care, immigration and bankruptcy areas, as well as cases implicating classified information.

**Justification**

USAO is currently housed at 86 Chambers Street, New York, NY, in a lease that expires December 31, 2023. The District requires continued housing for the Civil Division to carry out its mission until it can execute a long-term relocation to the Jacob K. Javits Federal Building, which is being renovated as part of a separate prospectus.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES ATTORNEY'S OFFICE  
NEW YORK, NY**

Prospectus Number: PNY-02-NY21  
Congressional District: 10

A 5-year lease extension will provide USAO with sufficient time to formulate its relocation plan and budget for move costs accordingly. GSA will attempt to negotiate a flexible lease term of 5 years with termination rights after the third year to provide flexibility for future plans.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.


**Interim Leasing**

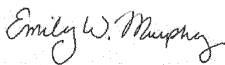
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/15/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration



November 2019

Housing Plan  
US Attorneys OfficePNY-02-NY21  
New York, NY

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
86 Chambers Street	134	134	21,851		27,450	49,301						
Estimated/Proposed Lease							134	134	21,851		27,450	49,301
<b>Total</b>	<b>134</b>	<b>134</b>	<b>21,851</b>		<b>27,450</b>	<b>49,301</b>	<b>134</b>	<b>134</b>	<b>21,851</b>		<b>27,450</b>	<b>49,301</b>

Office Utilization Rate (UR) <sup>4</sup>		
	Current	Proposed
Rate	127	127

UR = average amount of office space per person  
 Current UR excludes 4,807 usf of office support space  
 Proposed UR excludes 4,807 usf of office support space

Overall UR <sup>5</sup>		
	Current	Proposed
Rate	368	368

R/U Factor <sup>6</sup>			
	Total USF	RSF/USF	Max RSF
Current	49,301	1.47	72,258
Estimated/Proposed	49,301	1.47	72,258

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP Space	1,019
Conference/Training	4,348
Copy Room	951
Food Service	815
Mail Room	342
Library	340
Interview Rooms	2,446
Trial Prep Rooms	8,493
Deposition Room	612
Secured Storage	1,223
File Rooms	2,242
Litigation Support Room	747
Supply Room	408
Bulk Storage	679
Secure Processing Room	2,038
Visitor Waiting Area	747
<b>Total</b>	<b>27,450</b>

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE DRUG ENFORCEMENT ADMINISTRATION, NORTHERN VA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 175,000 rentable square feet of space, including 240 official parking spaces, for the Department of Justice, Drug Enforcement Administration currently located at 14560 Avion Parkway in Chantilly, VA, and at 2675 Prosperity Avenue in Merrifield, VA, at a proposed total annual cost of \$6,825,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 158 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 158 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS-LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-02-WA21  
Congressional District: 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 175,000 rentable square feet (RSF) for the consolidation of several mission-critical operations within the Department of Justice, Drug Enforcement Administration (DEA), currently located in two leased locations and within multiple small blocks of space at locations throughout the National Capital Region. DEA has occupied space at 14560 Avion Parkway in Chantilly, VA, and at 2675 Prosperity Avenue in Merrifield, VA, since 2/1/2002 and 8/24/2015, respectively, under two leases that expire in 2022 and 2025.

The new lease will provide continued housing for DEA and much needed expansion space and will maintain adequate utilization rates, although the office and overall space utilization rates will increase slightly from 73 to 90 and 130 to 158 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DEA
Current RSF:	137,340 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	175,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	37,660 RSF Expansion
Current USF/Person:	130
Estimated/Proposed USF/Person:	158
Expiration Dates of Current Lease(s):	1/31/2022; 8/23/2025
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia, including the independent city of Alexandria, the counties of Arlington, Fairfax, and Prince William, and a portion of Loudon County
Number of Official Parking Spaces <sup>2</sup> :	240
Scoring:	Operating

<sup>1</sup> The RSF/USF at the current location(s) are approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.  
<sup>2</sup> Security requirements may necessitate control of land near the leased location in addition to the official parking spaces identified in the prospectus. This may be accomplished as a lessor-furnished service, under an operating agreement with the lessor or part of the Government's leasehold interest in the building(s). If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

GSA

PBS

**PROSPECTUS-LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-02-WA21  
Congressional District: 8, 10, 11

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Current Total Annual Cost:	\$4,788,281 (leases effective 2/1/2002 & 8/24/2015)
Estimated Rental Rate <sup>3</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$6,825,000

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### **Background**

DEA's mission is to enforce the controlled substances laws and regulations of the United States and bring to the criminal and civil justice system of the United States, or any other competent jurisdiction, those organizations and principal members of organizations involved in the growing, manufacture, or distribution of controlled substances appearing in or destined for illicit traffic in the United States; and to recommend and support non-enforcement programs aimed at reducing the availability of illicit controlled substances on the domestic and international markets.

### **Justification**

DEA is currently housed at 14560 Avion Parkway in Chantilly, VA, and 2675 Prosperity Avenue, Merrifield, VA, in two leases that expire on 1/31/2022 and 8/23/2025, respectively. DEA requires continued housing to carry out its mission. This project proposes to consolidate these groups with additional DEA and law enforcement entities currently housed within small blocks of space at multiple locations throughout the National Capital Region.

The current facilities do not have the space to conduct mission-critical operational and coordination meetings. The increased footprint includes the meeting, office, and support space to address this space need and enable coordinated investigative operations with local, State, Federal, and international entities.

### **Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the

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<sup>3</sup> This estimate is for fiscal year FY 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS-LEASE  
DEPARTMENT OF JUSTICE  
DRUG ENFORCEMENT AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-02-WA21  
Congressional District: 8, 10, 11

approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.


**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 10/19/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

January 2020

**Housing Plan  
Department of Justice  
Drug Enforcement Agency**

**PVA-02-VA21  
Northern VA**

March 26, 2021

CONGRESSIONAL RECORD — HOUSE

H1671

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
Avion Midrise IV- 14560 Avion Pkwy, Chantilly, VA	460	460	32,340	17,407	12,430	62,177						
Metro Place III & IV-2675 Prosperity Ave, Merrifield, VA	359	359	24,886	13,390	9,550	47,826						
Multiple Locations (DISC & CSS) Northern Virginia	101	101	9,423			9,423						
Estimated/Proposed Lease							920	920	82,860	10,274	52,620	145,754
<b>Total</b>	<b>920</b>	<b>920</b>	<b>66,649</b>	<b>30,797</b>	<b>21,980</b>	<b>119,426</b>	<b>920</b>	<b>920</b>	<b>82,860</b>	<b>10,274</b>	<b>52,620</b>	<b>145,754</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	73	90

UR = average amount of office space per person  
Current UR excludes 14,663 usf of office support space  
Proposed UR excludes 18,229 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	130	158

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	119,426	1.15	137,340
Estimated/Proposed	145,754	1.20	175,000

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP Space	13,149
Conference/Training	14,410
Copy Center	1,890
Fitness Center	1,350
Food Service	6,548
Health Units	1,350
Laboratory	162
Loading Docks	1,350
Locker Rooms	2,160
Mail Rooms	675
SCIF	5,850
Secured Evidence/Mission Rooms	3,726
<b>Total</b>	<b>52,620</b>

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS AFFAIRS VETERANS BENEFITS ADMINISTRATION, PHOENIX, AZ

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 172,000 rentable square feet of space, including 251 official parking spaces, for the Department of Veterans Affairs, Veterans Benefits Administration currently located in one General Services Administration (GSA) lease at 3838 N. Central Avenue and one delegated lease at 3333 N. Central Avenue in Phoenix, AZ, at a proposed total annual cost of \$7,396,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 164 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in

an overall utilization rate of 164 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS - LEASE  
DEPARTMENT OF VETERAN AFFAIRS  
VETERANS BENEFITS  
PHOENIX, AZ**

Prospectus Number: PAZ-01-PH21  
Congressional District: 7, 9

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 172,000 rentable square feet (RSF) for the Department of Veteran Affairs, Veterans Benefit Administration (VBA), currently located in one GSA lease at 3838 N. Central Avenue and one delegated lease at 3333 N. Central Avenue in Phoenix, AZ. VBA has occupied space in these two buildings beginning in 2013 and 2001, respectively, and the leases expire on February 19, 2023, and May 31, 2023.

The new lease will provide both continued housing and a consolidation for VBA and will change the office and overall space utilization rates from 78 to 85 and 139 to 164 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Veterans Benefit Administration
Current RSF:	120,990 (Current RSF/USF = 1.01)
Estimated/Proposed Maximum RSF <sup>1</sup> :	172,000 (Proposed RSF/USF = 1.2)
Expansion RSF:	51,010 RSF Expansion
Current USF/Person:	139
Estimated/Proposed USF/Person:	164
Expiration Dates of Current Lease(s):	2/19/2023 & 5/31/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Camelback, South: Jefferson, East: East 32nd Street, West: 7th Avenue
Number of Official Parking Spaces:	251
Scoring:	Operating
Current Total Annual Cost:	\$2,631,125 (leases effective 2/20/2013 and 10/12/2001)
Estimated Rental Rate <sup>2</sup> :	\$43.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$7,396,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.01; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



GSA

PBS

**PROSPECTUS - LEASE  
DEPARTMENT OF VETERAN AFFAIRS  
VETERANS BENEFITS  
PHOENIX, AZ**

Prospectus Number: PAZ-01-PH21  
Congressional District: 7, 9

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the VBA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

VBA's mission is to provide benefits and services to veterans and their families and survivors in a responsive, timely, and compassionate manner in recognition of their service to the Nation.

VBA serves as a leading advocate for service members, veterans, their families and survivors through nine different major program offices: Compensation Service; Pension and Fiduciary Service; Insurance Service; Education Service; Loan Guaranty Service; Office of Transition and Economic Development; vocational Rehabilitation and Employment Service; Office of Field Operations; and Appeals Management Center.

**Justification**

The Phoenix VBA Regional Office (VARO) currently occupies 95,558 RSF at 3333 North Central Avenue under a lease delegated to the Department of Veterans Affairs. VARO administers a wide array of benefits to our Nation's veterans in the Phoenix area, as well as assisting with claims nationally. VARO currently houses Education Service, Loan Guaranty, Pacific District Office, Veteran Service Center and Vocational Rehabilitation. The National Call Center (NCC) occupies a separate lease location at 3838 North Central Avenue

The VBA delegated lease currently expires on May 31, 2023. The separate National Call Center lease expires on February 19, 2023. VBA requires continued housing to carry out its mission. This project will consolidate these two leases (VARO and NCC) and allow VBA to meet updated space needs and standards.

GSA

PBS

**PROSPECTUS - LEASE  
DEPARTMENT OF VETERAN AFFAIRS  
VETERANS BENEFITS  
PHOENIX, AZ**

Prospectus Number: PAZ-01-PH21  
Congressional District: 7, 9

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**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

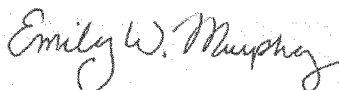
Submitted at Washington, DC, on 12/1/2020

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

January 2020

**Housing Plan  
Veterans Benefits Administration**

**PAZ-01-PH21  
Phoenix, AZ**

H1676

CONGRESSIONAL RECORD — HOUSE

March 26, 2021

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
3838 N. Central Ave.	326	326	15,124	408	8,380	23,912						
3333 N. Central Ave., (delegated lease)	531	531	70,536	5,124	19,898	95,558						
Estimated/Proposed Lease							873	873	95,525	9,361	37,910	142,796
<b>Total</b>	<b>857</b>	<b>857</b>	<b>85,660</b>	<b>5,532</b>	<b>28,279</b>	<b>119,470</b>	<b>873</b>	<b>873</b>	<b>95,525</b>	<b>9,361</b>	<b>37,910</b>	<b>142,796</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	78	85

UR = average amount of office space per person

Current UR excludes 18,845 usf of office support space

Proposed UR excludes 21,016 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	139	164

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	119,470	1.01	120,990
Estimated/Proposed	142,796	1.2	172,000

NOTES:<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
ADP Space	5,415
Conference/Training	23,370
Copy Center	600
Food Service	6,630
Loading Docks	1,275
Mail Rooms	620
<b>Total</b>	<b>37,910</b>

## COMMITTEE RESOLUTION

LEASE—ENVIRONMENTAL PROTECTION AGENCY,  
NORTHERN, VA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 326,057 rentable square feet of space, including 6 official parking spaces, for the Environmental Protection Agency currently located at 2777 Crystal Drive, Arlington, VA, (One Potomac Yard) at a proposed total annual cost of \$12,716,223 for a lease term of up to 1 year, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 273 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 273 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-03-WA21  
Congressional District: VA-8,10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to one year for approximately 326,057 rentable square feet (RSF) for the Environmental Protection Agency (EPA), currently located at 2777 Crystal Drive, Arlington, Virginia (One Potomac Yard). The extension will provide continued housing for the agency prior to its planned move to federally owned space in the headquarters location at the William J. Clinton Federal Building in accordance with the enhanced plan for the EPA consolidation.

**Description**

Occupant:	EPA
Current RSF:	326,057 (Current RSF/USF = 1.20)
Estimated/Proposed Maximum RSF:	326,057 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	None
Current Usable Square Feet/Person:	273
Estimated/Proposed USF/Person:	273
Expiration Dates of Current Lease(s):	03/01/2021
Proposed Maximum Leasing	Up to 1 year
Authority:	
Delineated Area:	Northern Virginia, including the counties of Arlington, Alexandria, Fairfax, and Prince William, and a portion of Loudon County
Number of Official Parking Spaces:	6
Scoring:	Operating
Current Total Annual Cost:	\$ 13,795,021.41 (lease effective 03/02/2006)
Estimated Rental Rate <sup>1</sup> :	\$ 39.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$ 12,716,223

**Background**

The mission of EPA is to protect human health and the environment. Environmental protection contributes to making our communities and ecosystems diverse, sustainable, and economically productive, and the United States plays a leadership role in working with other nations to protect the global environment.

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**GSA****PBS**

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-03-WA21  
Congressional District: VA-8,10, 11

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**Justification**

EPA currently occupies 264,935 RSF of space at the Potomac Yard complex, 2777 Crystal Drive, Arlington, Virginia. There is also approximately 61,122 RSF of space currently vacant. This space will remain in the extension as it will not be subdivided in the short term.

EPA has been planning, realigning offices, and relocating nearly 3,000 employees within the Federal Triangle in order to make room for the approximately 1,000 employees moving from Potomac Yard. The employee relocation through weekly moves and decommissioning at Potomac Yard was scheduled to be completed by February 2021, in time for lease expiration. However, due to the COVID-19 pandemic and surrounding events, the current schedule has been significantly delayed.

Adequate time is required to prepare the spaces within Federal Triangle for occupancy, including thorough cleaning and equipment moves; and due to the mandatory telework orders stemming from the pandemic, the weekly moves have been put on hold indefinitely. Accordingly, a lease extension will be necessary to avoid a holdover situation at the leased location and to provide EPA with continued housing to carry out its mission until relocation to Federal space is complete.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
ENVIRONMENTAL PROTECTION AGENCY  
NORTHERN, VA**

Prospectus Number: PVA-03-WA21  
Congressional District: VA-8,10, 11

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

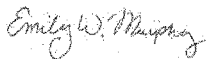
Submitted at Washington, DC, on 12/28/2020

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

November 2020

**Housing Plan  
Environmental Protection Agency**

**PVA-03-WA21  
Northern, VA**

March 26, 2021

CONGRESSIONAL RECORD — HOUSE

H1681

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
2777 Crystal Drive - One Potomac Yard	1,000	1,000	238,217	13,994	20,577	272,788						
Estimated/Proposed Lease							1,000	1,000	238,217	13,994	20,577	272,788
<b>Total</b>	<b>1,000</b>	<b>1,000</b>	<b>238,217</b>	<b>13,994</b>	<b>20,577</b>	<b>272,788</b>	<b>1,000</b>	<b>1,000</b>	<b>238,217</b>	<b>13,994</b>	<b>20,577</b>	<b>272,788</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	186	186

UR = average amount of office space per person

Current UR excludes 52,408 usf of office support space

Proposed UR excludes 52,408 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	273	273

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	272,788	1.20	326,057
Estimated/Proposed	272,788	1.20	326,057

**NOTES:**<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
LAN	500
Conference/Training	4,000
Copy Center	500
Fitness Center	1,000
Food Service	2,000
Health Units	850
High Density File Rooms	3,835
Public Records	2,571
Loading Dock / Generator	300
Locker Rooms	537
Mail Rooms	2,040
CBI Room	141
Computer & Security	2,303
<b>Total</b>	<b>20,577</b>



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF COMMERCE CENSUS  
BUREAU, JEFFERSONVILLE, IN

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 538,000 rentable square feet of space, including 1,500 official parking spaces, for the Department of Commerce, Census Bureau currently located in a federally owned facility located at 1201 E. 10th Street in Jeffersonville, IN, at a proposed total annual cost of \$7,962,400 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 311 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 311 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chair or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF COMMERCE  
CENSUS BUREAU  
JEFFERSONVILLE, IN**

Prospectus Number: PIN-01-JE21  
Congressional District: 09

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 538,000 rentable square feet (RSF) for the Department of Commerce, Census Bureau (Census). Census is currently located in a federally owned facility located at 1201 E. 10<sup>th</sup> Street in Jeffersonville, IN. Census has occupied space in the buildings since 1958.

The lease will provide continued housing for Census and will change the office and overall space utilization from 53 and 571 to 75 and 311 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Census Bureau
Current RSF:	912,549 (Current RSF/USF = 1.08)
Estimated/Proposed Maximum RSF:	538,000 (Proposed RSF/USF = 1.08)
Expansion/Reduction RSF:	374,549 RSF Reduction
Current USF/Person:	571
Estimated/Proposed USF/Person:	311
Expiration Dates of Current Lease(s):	N/A
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Route 31 to Highway 403 to Highway 3 to the Ohio River; South: the Ohio River to Portage Rd.; East: the Ohio River to I-65; West: I-65 to Highway 31
Number of Official Parking Spaces:	1,500
Scoring:	Operating
Current Total Annual Cost <sup>1</sup> :	\$10,920,975
Estimated Rental Rate <sup>2</sup> :	\$14.80 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$7,962,400

<sup>1</sup> The current total annual cost includes approximately \$7,441,000 in facility operating costs paid directly by the Census Bureau.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF COMMERCE  
CENSUS BUREAU  
JEFFERSONVILLE, IN**

Prospectus Number: PIN-01-JE21  
Congressional District: 09

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the Census, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

Census is an integral part of the Department of Commerce, and a principal agency of the Federal Statistical System of the United States. The mission of Census is to serve as the leading source of quality data about the Nation's people and economy. Census honors privacy, protects confidentiality, shares its expertise globally, and conducts its work openly. Census is guided on this mission by its strong and capable workforce, its readiness to innovate, and its abiding commitment to its customers.

**Justification**

This location is the National Processing Center (NPC) for Census. NPC is the agency's primary center for mail processing, survey processing, data capture, and imaging/scanning. Census has a Contact Center that responds to caller inquiries and conducts telephone interviews. The agency collects and processes monthly, quarterly, and annual surveys that include demographic data, population statistics, economic indicators, housing statistics, business, construction, and foreign trade information, as well as other information. Some of the activities Census engages in are: the Decennial Census, the Economic Census, and the Census of Governments. Information collected from these studies allow for the distribution of more than \$675 billion in Federal funds. The NPC supports Census operations in all states, the District of Columbia, Puerto Rico and all U.S. territories. Without the National Processing Center, Census would be unable to fulfill its mission.

Census is currently located in a Federal facility that dates back to the American Civil War, is comprised of approximately ten buildings creating inefficiencies, and does not meet the agency's current needs. Significant investment in the Federal facility would be required for it to meet Census's long-term needs. The relocation of Census will allow for the disposal of the Federal facility and allow GSA to avoid approximately \$50 million in repair and alteration in short term and ten year investment liabilities.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF COMMERCE  
CENSUS BUREAU  
JEFFERSONVILLE, IN**

Prospectus Number: PIN-01-JE21  
Congressional District: 09

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**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.


**Interim Leasing**

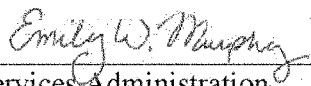
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 12/28/2020

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration

**Housing Plan**  
**Department of Commerce - Bureau of Census**  
**Jeffersonville, IN**

Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>2</sup>	Special <sup>3</sup>	Total
Jeffersonville Federal Complex												
Building 60	176	185	7,589	20,723	133,719	162,031	-	-	-	-	-	-
Building 61	152	152	15,630	21,707	125,929	163,266	-	-	-	-	-	-
Building 63	823	830	36,508	98,924	18,585	154,017	-	-	-	-	-	-
Building 64	289	291	11,195	147,230	601	159,026	-	-	-	-	-	-
Building 66	3	3	2,261	447	36	2,744	-	-	-	-	-	-
Building 71	10	10	2,996	-	148,969	151,965	-	-	-	-	-	-
Building 75	1	1	439	-	2,458	2,897	-	-	-	-	-	-
Building 87	-	-	1,404	-	4,547	5,951	-	-	-	-	-	-
Building 89	-	-	-	5,810	15,296	21,106	-	-	-	-	-	-
Building 91	5	5	20,196	-	54	20,250	-	-	-	-	-	-
Estimated/Proposed Lease	-	-	-	-	-	-	1,588	1,607	153,742	6,889	339,734	500,365
<b>Total</b>	<b>1,459</b>	<b>1,477</b>	<b>98,218</b>	<b>294,841</b>	<b>450,194</b>	<b>843,253</b>	<b>1,588</b>	<b>1,607</b>	<b>153,742</b>	<b>6,889</b>	<b>339,734</b>	<b>500,365</b>

Office Utilization Rate (UR) <sup>2</sup>		
	Current	Proposed
Rate	53	75

UR = average amount of office space per person  
 Current UR excludes 21,608 usf of office support space  
 Proposed UR excludes 33,823 usf of office support space

Overall UR <sup>3</sup>		
	Current	Proposed
Rate	571	311

R/U Factor <sup>4</sup>			
	Total USF <sup>5</sup>	RSF/USF	Max RSF
Current	843,253	1.08	912,549
Estimated/Proposed	500,365	1.08	538,000

**NOTES:**

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
Armory	138
ADP	32,817
Conference	30,071
Fitness Center	7,849
Health Unit	2,756
Locker Room	331
Hazmat Mail Room	2,616
Cafeteria	3,696
Library	5,230
Private Toilet	69
Warehouse	116,971
Kitchen/Break Room	650
Light Industrial	136,540
<b>Total</b>	<b>339,734</b>

There was no objection.

#### COVID-19 BANKRUPTCY RELIEF EXTENSION ACT OF 2021

The SPEAKER pro tempore. Without objection, the Chair lays before the House the following bill (H.R. 1651) to amend the CARES Act to extend the sunset for the definition of a small business debtor, and for other purposes, along with the Senate amendment thereto.

There was no objection.

The Clerk read the title of the bill.

The SPEAKER pro tempore. The Clerk will report the Senate amendment.

The Clerk read as follows:

Senate amendment:

Strike section 2(c).

The amendment was agreed to.

A motion to reconsider was laid on the table.

#### ENROLLED BILL SIGNED

Cheryl L. Johnson, Clerk of the House, reported and found truly enrolled a bill of the House of the following title, which was thereupon signed by the Speaker:

H.R. 1799. An act to amend the Small Business Act and the CARES Act to extend the covered period for the paycheck protection program, and for other purposes.

#### ADJOURNMENT

The SPEAKER pro tempore. Pursuant to section 11(b) of House Resolution 188, the House stands adjourned until 10:30 a.m. on Monday, March 29, 2021.

Thereupon (at 2 o'clock and 8 minutes p.m.), under its previous order, the House adjourned until Monday, March 29, 2021, at 10:30 a.m.

#### PUBLIC BILLS AND RESOLUTIONS

Under clause 2 of rule XII, public bills and resolutions of the following titles were introduced and severally referred, as follows:

By Mr. BLUMENAUER (for himself, Mr. CASTEN, Mr. MCEACHIN, and Ms. PORTER):

H.R. 2184. A bill to amend the Internal Revenue Code of 1986 to repeal fossil fuel subsidies for oil companies, and for other purposes; to the Committee on Ways and Means.

By Ms. BLUNT ROCHESTER (for herself, Ms. LEE of California, Ms. KELLY of Illinois, Ms. WILLIAMS of Georgia, and Mrs. HAYES):

H.R. 2185. A bill to amend title XIX and XXI of the Social Security Act to provide coverage of comprehensive tobacco cessation services under such titles, and for other purposes; to the Committee on Energy and Commerce.

By Mr. BOST (for himself and Ms. KELLY of Illinois):

H.R. 2186. A bill to amend the Agricultural Act of 1961 to modify the limitations applicable to qualified conservation loan guarantees, and for other purposes; to the Committee on Agriculture.

By Mr. BOST (for himself, Ms. CRAIG, Mr. JOHNSON of South Dakota, Mr.

GARAMENDI, Mr. STAUBER, and Ms. WILD):

H.R. 2187. A bill to amend title 23, United States Code, to direct the Secretary of Transportation to set aside certain funds to provide parking for commercial motor vehicles on the Federal-aid highway system, and for other purposes; to the Committee on Transportation and Infrastructure.

By Mr. BRADY (for himself, Mr. HERN, Mrs. MILLER of West Virginia, Mr. SCHWEIKERT, Mr. LAHOOD, Mrs. WALORSKI, Mr. KELLY of Pennsylvania, Mr. SMITH of Nebraska, Mr. WENSTRUP, Mr. FERGUSON, Mr. RICE of South Carolina, Mr. ESTES, Mr. NUNES, Mr. SMITH of Missouri, and Mr. SMUCKER):

H.R. 2188. A bill to provide relief to workers impacted by COVID-19 and support for reopening businesses, and for other purposes; to the Committee on Ways and Means, and in addition to the Committees on Rules, and the Budget, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. BRADY (for himself, Mr. COMER, Mr. SMITH of Missouri, Mrs. WALORSKI, Mr. ARRINGTON, Mr. JORDAN, Mr. C. SCOTT FRANKLIN of Florida, Mr. ESTES, Mr. NUNES, Mr. SCHWEIKERT, Mr. WENSTRUP, Mr. HERN, Ms. HERRELL, Mr. BIGGS, Mr. GOSAR, Mr. KELLER, Ms. FOX, Mr. HIGGINS of Louisiana, Mr. HICE of Georgia, Mr. CLOUD, Mr. SESSIONS, Mr. GROTHMAN, Mr. LATURNER, and Mr. GIBBS):

H.R. 2189. A bill to eliminate the prohibition on States and territories receiving Coronavirus State Fiscal Recovery funds from lowering taxes; to the Committee on Ways and Means, and in addition to the Committee on Oversight and Reform, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Ms. BROWNLEY (for herself, Mr. BEYER, Mr. LOWENTHAL, Mr. PANNETTA, Mr. HASTINGS, Ms. NORTON, Mr. KHANNA, Ms. CHU, Mrs. HAYES, and Ms. NEWMAN):

H.R. 2190. A bill to amend title 38, United States Code, to make permanent certain programs that assist homeless veterans and other veterans with special needs, and for other purposes; to the Committee on Veterans' Affairs.

By Ms. BROWNLEY:

H.R. 2191. A bill to amend the Internal Revenue Code of 1986 to repeal the limitation on deductions for personal casualty losses; to the Committee on Ways and Means.

By Mr. CARTWRIGHT (for himself, Mr. MURPHY of North Carolina, Mr. PRICE of North Carolina, Ms. ADAMS, Mr. BUDD, Mr. BUTTERFIELD, Mr. HASTINGS, Mr. HUDSON, Mr. LIEU, Ms. MANNING, Mr. MCHENRY, Ms. NORTON, Mr. RASKIN, Ms. ROSS, and Mr. ROUZER):

H.R. 2192. A bill to provide for recovery by individuals who were stationed, lived, or worked at Camp Lejeune, for certain actions of omissions by the United States; to the Committee on the Judiciary.

By Ms. CHU (for herself, Mr. SCOTT of Virginia, Mr. GRIJALVA, and Ms. ADAMS):

H.R. 2193. A bill to direct the Occupational Safety and Health Administration to issue an occupational safety and health standard to protect workers from heat-related injuries and illnesses; to the Committee on Education and Labor.

By Mr. CICILLINE:

H.R. 2194. A bill to provide for expedited compassionate release in the event of a public health emergency; to the Committee on the Judiciary.

By Mr. CICILLINE (for himself, Mr. TAKANO, Mr. RESCHENTHALER, and Mr. GOLDEN):

H.R. 2195. A bill to amend title 38, United States Code, to clarify the scope of procedural rights of members of the uniformed services with respect to their employment and reemployment rights, and for other purposes; to the Committee on Veterans' Affairs.

By Mr. CICILLINE (for himself, Mr. TAKANO, Mr. RESCHENTHALER, and Mr. GOLDEN):

H.R. 2196. A bill to amend title 9 of the United States Code to prohibit predispute arbitration agreements that force arbitration of certain disputes arising from claims of servicemembers and veterans; to the Committee on the Judiciary, and in addition to the Committee on Veterans' Affairs, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. CICILLINE (for himself, Mr. LARSEN of Washington, and Mr. RODNEY DAVIS of Illinois):

H.R. 2197. A bill to encourage the research and use of innovative materials and associated techniques in the construction and preservation of the domestic transportation and water infrastructure system, and for other purposes; to the Committee on Transportation and Infrastructure, and in addition to the Committees on Science, Space, and Technology, and Energy and Commerce, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Ms. CLARKE of New York (for herself, Mr. BROWN, Mrs. WATSON COLEMAN, Ms. JOHNSON of Texas, Ms. NORTON, Mr. MEEKS, Mr. VEASEY, Mr. PAYNE, Mr. CARSON, Mr. JEFFRIES, Mr. HASTINGS, Mr. BUTTERFIELD, Mr. JOHNSON of Georgia, Mrs. LAWRENCE, Ms. BASS, Mrs. BEATTY, Mr. MCEACHIN, Ms. PRESSLEY, Mr. EVANS, Ms. PLASKETT, Ms. LEE of California, Mr. THOMPSON of Mississippi, Mrs. MCBATH, Mrs. DEMINGS, Ms. WILLIAMS of Georgia, Ms. STRICKLAND, and Ms. BUSH):

H.R. 2198. A bill to direct the Joint Committee of Congress on the Library to obtain a statue of Shirley Chisholm for placement in the United States Capitol; to the Committee on House Administration.

By Mr. CLOUD (for himself, Mr. PERRY, Mr. NORMAN, Mr. GOODEN of Texas, Ms. HERRELL, and Mr. GOOD of Virginia):

H.R. 2199. A bill to establish the Federal Agency Sunset Commission; to the Committee on Oversight and Reform, and in addition to the Committee on Rules, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned.

By Mr. COHEN:

H.R. 2200. A bill to provide standards for physical condition and management of housing receiving assistance payments under section 8 of the United States Housing Act of 1937; to the Committee on Financial Services.

By Mr. DANNY K. DAVIS of Illinois:

H.R. 2201. A bill to provide tax credits to low- to moderate-income individuals for certain computer and education costs, to direct the Federal Communications Commission to